

128.0

Map

0001

Block

0001.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,161,600 /

USE VALUE: 1,161,600 /

ASSESSED: 1,161,600 /

Total Card /

Total Parcel

1,161,600

1,161,600

1,161,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8 -10		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PESIRIDIS EFTHIMIA/TRUSTEE

Owner 2: EFTHIMIA PESIRIDIS TRUST

Owner 3:

Street 1: 6 ELLISTON RD

Street 2:

Twn/City: WESTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02493

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4400.000	715,100	4,900	441,600	1,161,600
Total Card	0.101	715,100	4,900	441,600	1,161,600
Total Parcel	0.101	715,100	4,900	441,600	1,161,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	365.08	/Parcel:	365.08

Legal Description

User Acct

82546

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

128.0-0001-0001.B

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	715,100	4900	4,400.	441,600	1,161,600		Year end	12/23/2021
2021	104	FV	684,600	4900	4,400.	441,600	1,131,100		Year End Roll	12/10/2020
2020	104	FV	684,700	4900	4,400.	441,600	1,131,200	1,131,200	Year End Roll	12/18/2019
2019	104	FV	491,400	4900	4,400.	414,000	910,300	910,300	Year End Roll	1/3/2019
2018	104	FV	491,400	4900	4,400.	342,200	838,500	838,500	Year End Roll	12/20/2017
2017	104	FV	462,600	4900	4,400.	314,600	782,100	782,100	Year End Roll	1/3/2017
2016	104	FV	317,800	4900	4,400.	287,000	609,700	609,700	Year End	1/4/2016
2015	104	FV	283,000	4900	4,400.	281,500	569,400	569,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESIRIDIS THEOD	1483-110		1/5/2016	Convenience		1	No	No	
ADAMS MARJORIE/	1487-148		3/2/2015	Change>Sale	750,000	No	No		MARJORIE ADAMS DOD 1/6/2013 BK 1424 PG 147 CE
ADAMS MARJORIE,	1424-147		10/16/2012	Convenience		1	No	No	MARJORIE ADAMS DOD 1/6/2013 BK 1424 PG 147 CE
LEVY GASTON	1169-195		4/11/1997		259,000	No	No	Y	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Building Permits

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	829	Heat App	12,000		7/1/2015			Install 1 HVAC sys
6/24/2015	791	Dormers	40,000		6/24/2015			kitchen reno, add
6/24/2015	790	Renovate	40,000					
3/24/2015	728	Manual	15,000					Remove basement co
12/8/2006	1066	Re-Roof	7,000					

Activity Information

Date	Result	By	Name
8/4/2016	Permit Visit	PT	Paul T
8/4/2016	Measured	PT	Paul T
6/29/2016	Sales Review	PT	Paul T
12/19/2008	Info At Door	372	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.10101

Total SF/SM: 4400

Parcel LUC: 104

Two Family

Prime NB Desc

Brackett

Total: 441,602

Spl Credit

Total: 441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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AssessPro Patriot Properties, Inc